

	B	C	D	E	F	G	H	I	J	K	L	M	N	O
1	Muir Woods Projects	No Action Alternative - Initial Costs	Alternative 1	Initial Costs	Annual O&M	DM Savings	Alternative 2	Initial Costs	Annual O&M	DM Savings	Alternative 3	Initial Costs	Annual O&M	DM Savings
2	Project Identifier	N/A	Alternative 1	Initial Costs	Annual O&M	DM Savings	Alternative 2	Initial Costs	Annual O&M	DM Savings	Alternative 3	Initial Costs	Annual O&M	DM Savings
3	Shuttle service	N/A	Seasonal shuttle service	\$4,350,000	\$1,566,000	N/A	Year-round shuttle	\$4,350,000	\$3,132,000	N/A	Same as Alt 1	\$4,350,000	\$1,566,000	N/A
4	Highway 1/101 Welcome Center	N/A	New welcome center	\$6,445,327	\$60,780	N/A	Same as Alt 1	\$6,445,327	\$60,780	N/A	Same as Alt 1	\$6,445,327	\$60,780	N/A
5	Highway 1/101 Welcome Center	N/A	Provides new parking tied to the shuttle service	\$781,551	\$6,946	N/A	Same as Alt 1	\$781,551	\$6,946	N/A	Same as Alt 1	\$781,551	\$6,946	N/A
6	MUWO welcome center	N/A	New welcome center provide orientation, information, restrooms, snacks, picnicking facilities, and a book store; the centers would connect the shuttle to regional and local transportation systems	\$2,000,000	\$60,550	N/A	New modest transit stop for the shuttle. It would provide basic visitor services. New restroom.	\$500,000	\$7,178	N/A	Same as Alt 1	\$2,000,000	\$60,550	N/A
7	Parking	\$116,765	Existing parking closest to the entrance area (the upper lot) would be removed and the meadow would be restored to create a more natural arrival. (Upper lot asset number: 80164)	\$194,506	\$2,240	\$112,852	Existing main entrance area, including the entire upper parking area, restrooms, and visitor center, as well as a major portion of the lower parking lot, would be removed to restore natural conditions, including seasonal flooding (Parking lot asset numbers: 80164, 80166, 80169; 73,926 sqft of parking; \$510,600 in deferred maintenance. Restrooms asset numbers: 43467-43468, Visitor Center asset number: 43521)	\$663,801	\$5,710	\$116,766	Same as Alt 1	\$194,506	\$2,240	\$112,852
8	Parking	N/A	Parking retained at the Monument (lower lot) to serve visitors during non-peak times would be modified to reduce impacts to sensitive resources (location 80166)	\$200,036	\$6,039	N/A	Only a small parking area would be available for accessibility. New small parking area. (20-30 cars)	\$165,311	\$1,588	\$0	Same as Alt 1	\$200,036	N/A	N/A
9	Parking	N/A	The existing entry road and entry area would be redesigned to enhance the arrival experience and improve safety. (1/4 mile road realigned)	\$1,100,000	\$17,264	\$112,852	The park entrance would be relocated to the current lower parking lot and designed to accommodate a modest transit stop for the shuttle. It would also provide basic visitor services such as restrooms.	\$409,302	\$24,442	\$112,852	Same as Alt 1	\$1,100,000	\$17,264	\$112,852
10	Parking	N/A		N/A	N/A	N/A	The Muir Woods Inn and adjacent area would be used for administration and limited park operations.	N/A	N/A	N/A		N/A	N/A	N/A
11	Administrative-Concession Building Asset number: 43446, 3060 sqft. \$181,000 in deferred maintenance, \$60,700 in annual O&M	\$181,000	To support interpretive, educational, and stewardship activities—providing a flexible classroom and program space in the woods. Rehabilitation for new uses.	\$500,000	\$19,968	\$178,478	The existing buildings and other major infrastructure would be removed and the sites restored to their natural conditions.	\$199,962	\$1,110	\$178,478	The Administration-Concession Building would be rehabilitated as a traditional park visitor center. Preserved and rehabilitated, and used to support visitor programming and services.	\$500,000	\$19,968	\$178,478
12	Administrative-Concession Building	N/A		N/A	N/A	N/A	Visitor services would be relocated to the transit center.	N/A- See H7	N/A- See H7	N/A- See H7		N/A	N/A	N/A
13	Superintendent Residence Asset number: 43454, 2000 sqft. \$119,000 in deferred maintenance, \$12,000 annual O&M	\$119,000	Used for administrative purposes.	\$91,641	\$11,510	\$91,641	Removed and the site restored to natural conditions.	\$153,753	\$1,110	\$91,641	Preserved and rehabilitated, and used to support visitor programming and services.	\$91,641	\$11,510	\$91,641
14	Superintendent Residence Surrounding Buildings Asset numbers: 43467-8, 43446- 7, 43453-4, 43457, 43459, 43460-5, 43478-80, 43521, 43524, 54801-3, 18 buildings and 2 restrooms	\$681,553	Other structures needed to support visitor uses or park operations would be rehabilitated.	\$787,253	\$114,667	\$681,553	The existing buildings and other major infrastructure would be removed and the sites restored to their natural conditions.	\$1,845,681	\$17,790	\$681,553		N/A	N/A	N/A
15	Trail system	\$321,484	Retain current trail system and boardwalks. Improve trails.	\$500,000	N/A	\$321,184	The trail system would be redesigned to accommodate fewer visitors in a more intimate and appropriate setting, paved surfaces would be removed, a light on the land accessible trail would reach into a portion of the old growth forest	\$142,822	\$9,420	\$321,484	Each trail within the Monument would unveil a different story and experience. The trails would be rehabilitated or relocated and each would be individually designed and managed to provide visitors with opportunities to learn, explore, and become immersed in the resources that illustrates a particular theme. (Remove and relocate boardwalks up slope and off redwoods).	\$700,000	\$14,140	\$321,484
16	Trail system	N/A		N/A	N/A	N/A	The main trail would be removed from the floodplain and relocated (2.6 miles of paved trail and boardwalk)	\$2,037,364	\$41,340	\$321,484		N/A	N/A	N/A
17	Trail system	N/A		N/A	N/A	N/A	Other trails and bridges may be removed, relocated, or redesigned to promote natural processes (Bridge asset numbers: 106137, 106143, 106146, 12007 sqft total)	\$44,949	N/A	\$0		N/A	N/A	N/A

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1	Muir Woods Projects													
2	Project Identifier	No Action Alternative - Initial Costs	Alternative 1	Initial Costs	Annual O&M	DM Savings	Alternative 2	Initial Costs	Annual O&M	DM Savings	Alternative 3	Initial Costs	Annual O&M	DM Savings
18	Restoration within Redwood Forest	N/A		N/A	N/A	N/A	Natural conditions of the redwood forest and Redwood Creek would be restored and allowed to continue unimpeded. Floodplain function would be restored along the valley bottom.	N/A	N/A	N/A	The structures and features that represent the conservation movement would be preserved and rehabilitated, and used to support visitor programming and services. (These include the historic Superintendent's Residence, Administration-Concession Building,) trails, creek stabilization rock work, monuments, and named groves.	N/A	N/A	N/A
19	Bridge 4	\$0	New restrooms and drinking water would be provided near Bridge 4	\$410,418	\$14,595	\$0		N/A	N/A	N/A		N/A	N/A	N/A
20	Camp Hillwood Asset numbers: 80684-9, 5 buildings, total 2,668 sqft, deferred maintenance of \$146,230	\$146,230	Camp Hillwood and its immediate surroundings would be adaptively used for day use or overnight educational opportunities. The historic values of the camp would be preserved while the facilities would be adapted to contemporary uses.	\$146,230	\$53,754	\$146,230	All structures and infrastructures would be removed and natural settings restored.	\$68,974	N/A	\$146,230	The area would be managed to provide educational activities and overnight accommodations for small groups. The character of development in this area would be rustic. Rehabilitate to bring to code.	\$146,230	\$53,754	\$146,230
21	Camino del Canyon	\$108,228	All non-historic structures would be removed. (14 buildings, asset numbers: 43529, 43527-43781)	\$468,679	N/A	\$0	All structures, would be removed. Water and sewer systems could be relocated to appropriate sites using best technology practices. (17 buildings. Asset numbers: 43529, 43527-43781, 80681-3, .25 miles of road)	\$524,848	N/A	\$108,228	Same as Alt 1	\$468,679	N/A	\$0
22	Camino del Canyon	\$0	All existing operational functions within this zone (maintenance yard and nursery) would be relocated to other park sites closer to Muir Beach or in shared facilities with Mount Tamalpais State Park if feasible	N/A	N/A	N/A	All other park operations and stewardship support facilities (including the native plant nursery) would be relocated to more suitable areas within the Redwood Creek watershed outside the Monument boundaries.	N/A	N/A	N/A	This area also could include some park operational facilities balanced with the preservation needs of the area's natural resources.	N/A	N/A	N/A
23	Camino del Canyon	\$0	The landscape and streams would be restored to a natural setting	N/A	N/A	N/A	The area would be managed: - to restore native habitat and natural processes - emphasis on removal of unneeded roads and development - stabilization of sediment sources, - re-establishment of natural drainage patterns - restoration of the tributary creek - removal of invasive vegetation that has escaped from developed areas	n/a	\$0	\$0		N/A	N/A	N/A
24														
25	Construction, Rehabilitation, and Demolition Total	\$1,674,260		\$17,975,640	\$1,934,313	\$1,644,789		\$18,333,646	\$3,309,414	\$2,078,715		\$16,977,969	\$1,813,153	\$963,537
26	O&M Total	\$282,407												
27	Deferred Maintenance Savings Total	\$1,674,260												

30	Legend	
31	Initial Costs	Initial Costs (Construction, Rehabilitation, or Demolition)
32	O&M	O&M (Operations, Recurring and Preventive Maintenance)
33	DM Savings	Deferred Maintenance Savings

35	TOTAL FACILITY COSTS	\$ 17,975,640	TOTAL FACILITY COSTS	\$ 18,333,646	TOTAL FACILITY COSTS	\$ 16,977,969
36	subtract shuttle (better estimate by Nelson and Nygaard - only relates to O&M, or contract)	\$ (4,350,000)	subtract shuttle (better estimate by Nelson and Nygaard - only relates to O&M, or contract)	\$ (4,350,000)	subtract shuttle (better estimate by Nelson and Nygaard - only relates to O&M, or contract)	\$ (4,350,000)
37	+ NO ACTION FACILITY COSTS	400000	+ NO ACTION FACILITY COSTS	400000	+ NO ACTION FACILITY COSTS	400000
38	TOTAL FACILITY COSTS	\$ 14,025,640	TOTAL	\$ 14,383,646	TOTAL	\$ 13,027,969
39	LANDSCAPE RESTORATION (ARRIVAL)	\$ 125,000	LANDSCAPE RESTORATION (ARRIVAL)	\$ 2,804,125	LANDSCAPE RESTORATION (ARRIVAL)	\$ 2,205,000
40	ADDITION	\$ 2,410,000	ADDITION	\$ 2,465,000	ADDITION	\$ -
41	TOTAL LANDSCAPE RESTORATION	\$ 2,535,000	TOTAL LANDSCAPE RESTORATION	\$ 5,269,125	TOTAL LANDSCAPE RESTORATION	\$ 2,205,000
42	+ NO ACTION NON-FACILITY COSTS	1028000	+ NO ACTION NON-FACILITY COSTS		+ NO ACTION NON-FACILITY COSTS	
43	TOTAL NON-FACILITY COSTS	\$ 3,563,000	TOTAL NON-FACILITY COSTS	\$ 5,269,125	TOTAL NON-FACILITY COSTS	\$ 2,205,000
44	TOTAL ONE-TIME COSTS	\$ 17,588,640	TOTAL ONE-TIME COSTS	\$ 5,269,125	TOTAL ONE-TIME COSTS	\$ 2,205,000
45	O&M		O&M		O&M	
46	Facility Cost O&M	\$ 1,934,313	Facility Cost O&M	\$ 3,309,414	Facility Cost O&M	\$ 1,813,153
47	Landscape O&M - ongoing	\$ 420,000	Landscape O&M - ongoing	\$ 1,063,500	Landscape O&M - ongoing	\$ 30,000
48	TOTAL O&M	\$ 2,354,313	TOTAL O&M	\$ 4,372,914	TOTAL O&M	\$ 1,843,153